

**JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE
DECEMBER 1 , 2000**

1. ROLL CALL

The meeting was called to order at 8:05 a.m. Present were Chair Chuck Bonfiglio, Vice-Chair Larry Davis, Councilmember Geri Clark, and Wayne Arnold. Also present were Economic Development Coordinator Margaret Wu and Committee Secretary Janet Gale recording the meeting. Vice-Mayor Richard Weiner, Richard Abraham, Delia Alonso, Bob Boegli and Neal Kalis were absent.

As there was not a quorum, no action was taken by the Committee; however, Ms. Wu provided her presentation.

2. APPROVAL OF MINUTES: October 6, 2000
November 3, 2000

This item was not discussed.

3. OLD BUSINESS

3.1 Presentation on Economic Development Activities - Margaret Wu, Economic Development Coordinator

In order to provide a brief history, Ms. Wu first referenced the Visions 2000 Assembly Policy Statement which was published in 1987 and was coordinated by the Florida Atlantic University/Florida International University Joint Center for Environmental and Urban Problems and the Florida Atlantic University Institute of Government. Ms. Wu advised that this study was made during the construction of I-595 and I-75 and that the group had determined that the Town should look to develop commercial/industrial property adjacent to these highways so that the traffic flow would not interfere with residential communities.

Ms. Wu next referenced a report titled Land Use Impact Analysis for the Town of Davie. This report was made by David M. Griffith & Associates, Ltd., in April 1997, for the purpose of projecting the impact of different land use decisions on the budget. She explained that on June 18, 1997, the Town Council had adopted the Land Use Impact Analysis and summarized that the report indicated that if the Town were to convert three percent of its residential acreage to either office or industrial, it would be able to keep up with the cost of services. Ms. Wu indicated that she had completed research and found that the Town had not converted any residential properties which meant that the Town was not meeting its goal and that eventually, taxes would have to be increased. Using a map, she identified the areas which could possibly be converted from residential to office/industrial.

Ms. Wu advised that 650 acres of office/industrial property was needed in order to meet the three percent goal. She indicated that Imagination Farms had been designated as one of the sites for this type of development particularly since it comprised of 400 acres of which a portion had been zoned for commercial use. Ms. Wu advised of her efforts to adhere to the study and attract developers for this purpose. She addressed the advantages of employment opportunities and planned traffic flow of an office park as opposed to residential development for this site. Ms. Wu indicated that she knew developers who were interested in this type project and spoke of their previous accomplishments.

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Ms. Wu used the map to indicate the location of 22 acres of agricultural property on Flamingo Road which was in the process of being converted. She advised that if the change was found to be in compliance with the Land Use Plan and if Council voted affirmatively, the property would be utilized for office.

Ms. Wu next discussed a Planning and Zoning Division's report dated February 18, 1998 which referenced 148 acres located south of Griffin Road, east of SW 58 Avenue, west of the Florida Turnpike, and north of (and including) the FPL primary transmission easement. The proposal was to change this property from 148 residential acres to 128 acres for an employment center with 20 acres for recreation and open space. She explained that the proposal had been withdrawn due to poor timing; however, this option still remained. Ms. Wu elaborated on the proposal and indicated that she believed it would be beneficial to make that change. Upon Vice-Chair Davis' inquiry, Ms. Wu detailed the objections expressed by residents at that time. Vice-Chair Davis asked Ms. Wu what would be done differently if this proposal was to be reconsidered and there was a brief discussion about available options.

Ms. Wu referenced a letter in which Lynn DeLorenzo, the past Chair of the Davie Economic Development Council (EDC), had implored Council to work with the EDC and utilize the recommendations made in the Land Use Impact Analysis. In her letter, Ms. DeLorenzo cited the examples of Miramar and other neighboring cities which had achieved a balance in the economic development despite a sudden resurgence of growth.

Ms. Wu mentioned the Walgreen's project which was to be located within the Griffin Road Corridor Plan. She indicated that she would be meeting with representatives to discuss their proposed revisions.

Ms. Wu advised that she was assisting the Community Redevelopment Agency's Administrator Will Allen in moving forward with the LefMark/Winn Dixie site. She stated that there was funding available to develop the first floor retail part of the building and was interested in promoting a second story office complex. Ms. Wu explained the obstacles that needed to be resolved for such a development to comply with the Western Theme construction requirements. She advised that the Agency would be advertising to solicit a partner for a joint venture in this project. Vice-Chair Davis questioned the prudence of this action as it had appeared that developers who had tried to work with the owners of the site had been unsuccessful. He spoke of his experience and expressed that in his opinion, the owner's figures were unreasonable and that they were not acting in "arms length good faith." Vice-Chair Davis speculated that what the property owners wanted to do with the site may be opposed to what everyone else wanted and that they were in a position to wait it out until the Agency would give up and meet their terms. Mr. Arnold explained that the Agency was trying to reach out in an effort to make a connection with the owners and that this overture was evidence of good intentions. Ms. Wu indicated that she would convey this information to Mr. Allen as well as meet with the property owners to better determine what they wanted to accomplish at the site. She spoke of other LefMark projects and explained that its function was to renovate and revitalize shopping centers.

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Following Ms. Wu's presentation, Chair Bonfiglio noted that the meeting date for the Large Joint Agency Meeting would be determined by this Committee at its next meeting on February 2, 2001.

4. ADJOURNMENT

The meeting was adjourned with no objections at 8:56 a.m.

Approved: _____

Chair/Committee Member